

**Fairfax County, Virginia**

**CONSOLIDATED ANNUAL PERFORMANCE  
REPORT FOR FY 2005  
(Federal Fiscal Year 2004)**

***DRAFT FOR PUBLIC COMMENT  
SEPTEMBER 13, 2005***

**to be submitted to the  
United States Department of Housing  
and Urban Development  
September 30, 2005**

*Fairfax County is committed to nondiscrimination on the basis of disability in all County programs, services and activities. Special accommodations will be provided upon request. For information call (703) 246-5101 or TTY (703) 385-3578.*

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**Attachments:**

<b>Attachment I</b>	Financial Summary Report
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## **Introduction**

### **Consolidated Annual Performance Report for Fiscal Year 2005 (Program Year 30) July 1, 2004 – June 30, 2005**

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As a recipient of federal funds under the Consolidated Plan, Fairfax County is required to provide an annual report on the County's program performance within 90 days of the end of the County's program year. This report constitutes a summary of accomplishments and an accounting of the allocation and expenditure of funds under the Consolidated Plan. The information included in this document has been compiled in accordance with the requirements for Consolidated Plan Entitlement Grantees.

Note: This report covers the period from July 1, 2004 through June 30, 2005, which is Fairfax County's Fiscal Year (FY) 2005 and the Federal Government's Fiscal Year 2004.

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## **Consolidated Annual Performance Report Narratives**

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### **I. Important Program Achievements in FY 2005 Using CDBG, Section 108, HOME and Other Funding Sources**

#### **A. General Highlights**

1. For Program Year 30 (Fiscal Year 2005), loan settlements were completed for fourteen (14) Home Improvement Loan Program projects, committing \$387,180 in rehabilitation contracts. These included \$312,670 in CDBG funds and \$83,460 in other public funds.
2. Thirty-nine (39) blighted properties were abated under the County's Blight Abatement Program, sixty-four (64) properties were removed from the blighted property list through cooperative efforts with the property owners and 95 properties are under investigation. The Blight Abatement Program addresses citizen concerns about specific properties in their communities that are abandoned, dilapidated, or otherwise kept in an unsafe state. Funding sources for this program include CDBG, County funds, and private loan funds.
3. Repairs were completed on 95 homes through the Home Repair for the Elderly Program. The program provides labor and materials required for

minor repairs and accessibility modifications to homes of low and moderate income elderly and/or disabled residents of the County. Funding sources for this program include CDBG funds, and some funds generated from loan repayments from the Home Improvement Loan Program.

4. The Consolidated Community Funding Advisory Committee (CCFAC) had developed funding priorities for the Consolidated Community Funding Pool (CCFP), which funds projects that provide for human services, affordable housing development administration, and construction, and acquisition and/or rehabilitation of affordable housing. The CCFP funding sources include the Federal and State Community Services Block Grant (CSBG), the Fairfax County General Fund, and a portion of the County's Community Development Block Grant. FY 2005 contracts were initiated on July 1, 2004 and will terminate on June 30, 2006.
5. In November 2003, the CCFAC held a public hearing to receive comments on Fairfax County's Consolidated Plan performance, and housing and community development needs.
6. The Board of Supervisors held a public hearing on February 23, 2004 on the proposed Consolidated Plan One-Year Action Plan for FY 2005 at which time citizens had the opportunity to express their views on housing, community development, and community service needs and fair housing issues in the County, as well as comment on the County's community development performance.
7. The second phase of the Fairfax County Nonprofit Organizational Development Initiative continued. Phase two consisted of training and technical assistance to nonprofit organizations with organizational development concerns and included the second Fairfax County Nonprofit Organizational Development Initiative "Best Practices" conference that was held in December 2004.
8. Fairfax County's Preservation Initiative was selected as a winner of the 2005 Virginia Housing Awards for Best Housing Preservation/Revitalization Effort. The award notes the initiative's creative strategies for meeting its goal of preserving 1,000 affordable units by the end of 2007 and highlights the Fairfax County Board of Supervisors' recent approval to allocate one penny from the real estate tax to the preservation of affordable housing. The Virginia Housing Award marks the second award that the initiative has received since it was first announced in April of 2004. CDBG and HOME funds are an integral part of the Preservation Initiative.
9. The Fairfax County Redevelopment and Housing Authority (FCRHA) received the Innovation Award from the Housing Association of Nonprofit Developers (HAND) at the organization's June 2005 annual meeting for the County's Magnet Housing Pilot Program. The first project developed as part of the new Magnet Housing Pilot Program addresses the county's workforce housing needs by providing affordable housing for fire and rescue recruits and their families, and enables them to live close to the Fairfax County Firefighter Training Academy. Only 23 percent of the county's firefighters currently live in Fairfax County, in part due to the rising cost of housing. The Magnet Housing Pilot Program provides an opportunity for these vital employees to live in an affordable, safe

community in the county where they work. Plans are in progress to expand the magnet housing program to include housing for nursing students as well as for teachers. CDBG and HOME funds are planned to be utilized for the continued success of this effort.

10. Fairfax County Board of Supervisors Chairman Gerald E. Connolly accepted the President's Choice Award from the HAND at the organization's annual meeting. Connolly was recognized in particular for convening the Preservation Forum and the Affordable Housing Preservation Action Committee, and was commended on his vote to accept the committee's recommendation to dedicate one penny of the real estate tax to affordable housing. HAND applauded the Chairman's dedication, calling him a champion of the cause, and noted his efforts to increase the county's stock of affordable housing since he first pledged housing preservation as one of his top priorities.

#### B. Highlights of Program Achievements for FY 2005 Community Development Block Grant Funded Nonprofits

1. Forty-three units of affordable housing were acquired, constructed, or rehabilitated.
2. Evictions were prevented for 452 households.
3. Five families were assisted in moving into permanent housing.
4. One hundred six homeless households were provided transitional housing.
5. Of all households with reported incomes receiving direct benefits (both through nonprofit- and County-administered projects), 38.9% were extremely low income, 26.8% were low income, and 15.9% were moderate income.

#### C. Highlights of Program Achievements for FY 2005 HOME Funded Nonprofits

1. Homestretch, Inc. was awarded \$362,394 in funding for the purchase of two 3-bedroom condominiums to be used as rental housing.
2. Reston Interfaith was awarded \$201,257 in funding for the purchase of two 3-bedroom townhouses to be acquired, rehabilitated and rented to Housing Choice Voucher holders.
3. Wesley Housing Development Corporation (WHDC) was awarded \$247,142 in funding for the purchase of four 1-bedroom and two 2-bedroom condominiums to be used as rental housing for seniors.

## II. Narrative Statements

### A. Assessment of Three- to Five-Year Goals and Objectives

**HUD Instructions: All Grantees must demonstrate how activities undertaken during the program year address pertinent Strategic Plan objectives and areas of high priority identified in their three- to five-year Consolidated Plan. Narrative information should be provided that describes how activities address these objectives so that overall performance in meeting Consolidated Plan goals can be assessed. For example, CDBG and ESG program activities that serve the homeless or persons with special needs should be referenced to specific objectives and/or goals in the Strategic Plan. This information should be summary**

**information so that HUD and citizens can easily assess annual progress made toward meeting long term goals.**

The Fairfax County Consolidated Plan for Fiscal Years 2001– 2005 (adopted March, 2000) contained the County’s housing and community development strategic plan (Five-Year Plan) identifying long-range housing and community development priorities that were broad and general in order to encompass all of the possible activities that could advance the objectives.

### **Vision for the Five-Year Consolidated Plan for FY 2001-2005**

- A strong, diverse, and vibrant community which cares about the needs of its residents, where all can live to the best of their abilities in thriving, supportive neighborhoods.
- A community which values affordable and accessible housing, education, jobs, physical and mental health care, economic opportunities, and adequate transportation.
- A community which adequately supports its human services system to ensure optimal service delivery.
- A community that actively participates in the planning needs assessment, priority setting and decision-making processes to allocate community resources to meet the needs of its citizens.
- A community that addresses these needs by building dynamic, flexible partnerships among the public, private, and nonprofit sectors, and community volunteers.

The Mission Statement approved by the Board on September 13, 1999 provides a broad framework for goals and strategies to be developed for specific program areas covered in the Five-Year Consolidated Plan.

### **Mission Statement**

The mission of the County is to maximize the effective and efficient use of resources in the Consolidated Plan through a citizen-driven, staff-supported process to develop and preserve affordable housing, promote healthy, thriving and safe neighborhoods, and provide quality, accessible human services that meet essential existing and emerging needs throughout Fairfax County.

A major responsibility of the Consolidated Community Funding Advisory Committee is to develop funding priorities for the Consolidated Community Funding Pool, a pool of funds that includes Community Development Block

Grant funds. On July 21, 2003, the Board approved the following CCFP funding priorities for FY 2005-2006:

**FY 2005-2006 CCFP Funding Priorities Summary**

<i><b>Outcome</b></i>	<i><b>Recommended Target Share of the Consolidated Community Funding Pool</b></i>
1. People Find and Maintain Safe, Appropriate and Affordable Housing	31%
2. People Have the Skills and Supports They Need to Be Self-Sufficient	26%
3. Families and Individuals are Healthy, Stable and Independent	16%
4. Youth Make Safe, Responsible Decisions	16%
5. Families and Individuals Meet Their Basic Needs	11%

For Fiscal Year 2005, specific amounts of CDBG funding were designated by the Board for contractual commitments (such as payments on outstanding Section 108 loans), program administration, relocation assistance and on-going home improvement loan and home repair programs that address the Vision and Mission statements incorporated in the Five-Year Plan. Specific funding amounts were also approved by the Board of Supervisors for affordable housing programs and projects and for public services that are targeted to the priorities adopted by the Board of Supervisors.

For the FY 2005 One-Year Action Plan, the Affordable Housing Fund was allocated \$1,113,445 for affordable housing projects recommended for funding through the nonprofit competitive solicitation process. The Board of Supervisors also approved project awards totaling \$1,096,500 for Targeted Public Services based on the projects recommended for funding through the CCFP Request for Proposals process. Public improvement work continued in four target areas of which three remain designated as Conservation Areas. The target areas are Bailey's, Fairhaven, Huntington, and Jefferson Manor. Six phases of neighborhood improvement projects were in various stages of design, land acquisition and construction in these four areas. A combination of CDBG, a Section 108 loan for neighborhood improvements, and local county funds are funding these projects.

Emergency Shelter Grant funds in the amount of \$272,772 were received through the Consolidated Plan Action Plan and were utilized to support a portion of the cost of the five emergency shelters operated by the County through contracts with nonprofit agencies. The emergency shelters provide full services, engaging the homeless person in development of a service plan which includes comprehensive case management, assessment, referrals, treatment (including medical and therapeutic services), training, and ongoing support toward achieving self-sufficiency. Educational and employment programs are provided both on-site and off-site and may include referrals to



adult education programs, career centers, GED preparation or ESL classes. For those with special physical or mental health needs, nurse practitioners and mental health staff are deployed to the shelters to provide on-site assessment, education, immunizations, crisis intervention, and referrals.

Under the federal regulations for the Consolidated Plan, the District of Columbia receives funds through the Housing Opportunities for Persons with AIDS (HOPWA) program for the entire eligible metropolitan statistical area (EMSA). The funds are sub-allocated to Northern Virginia jurisdictions through the Northern Virginia Regional Commission. Fairfax County uses these funds to provide rental assistance for persons who are living with AIDS in order to help maintain housing for these individuals as their physical condition gradually deteriorates. The County strives to educate clients by having them participate in normal briefings to increase awareness and prevention of fraudulent practices. Expansion of this program in the future is desirable. HOPWA funds in the amount of \$275,000 was awarded to Fairfax County for FY 2005.

The HOPWA Grant is an annual award that provides rental subsidy assistance for approximately 23 low- to moderate-income persons with HIV/AIDS. There are approximately 110 persons currently on the HOPWA waiting list. As evidenced by the current waiting list numbers, the need exceeds available subsidy.

B. Affirmatively Furthering Fair Housing

**Education/Outreach Efforts**

1. The Human Rights Commission conducted 3 fair housing training sessions for employees of the multifamily rental housing industry.
2. The Human Rights Commission conducted fair housing training for 30 real estate professionals employed by a new home builder/developer within the county.
3. The Human Rights Commission provided two fair housing training sessions to non-profit housing counseling service providers through The Center for Housing Counseling Training, which is operated under the auspices of a faith based organization, Christian Relief Services.
4. The Human Rights Commission was the local co-sponsor of a seminar on “Arab, Muslim and Sikh Cultural Awareness & Protocol” presented by the Community Relations Service (CRS) of the U.S. Department of Justice, conducted at George Mason University in Fairfax, Virginia, and where fair housing materials were made available to the participants.
5. The Human Rights Commission created a predatory lending presentation for the Consumer Affairs Commission and provided information regarding the interrelationship of the fair housing ramifications of this issue with that of consumer protection.

6. The Human Rights Commission worked with the Office of Cable Communications to create a 14 minute cable segment program “A Place To Call Home” which describes the history of the Fair Housing law and its role in making housing more available and accessible to individuals with disabilities. The Community Services Board, its contractors, clients, and staff of the Disability Services Board have collaborated in this effort. July release anticipated.
7. The Human Rights Commission participated with the Northern Virginia Board of Realtors annual fair housing activity, providing reports, brochures, and posters for distribution to members.
8. The Human Rights Commission printed 13,000 copies of the brochure “Fair Housing It's Everyone's Right” (issued in six languages: Arabic, Farsi, Korean, Spanish, Urdu, and Vietnamese).
9. The Human Rights Commission provided resources and information to assist housing providers in resolving community issues affecting the fair housing rights of residents and those seeking housing.
10. The Human Rights Commission provided resources and information to assist other County government departments/entities in examining and resolving the fair housing ramifications of actions planned/taken.
11. The Human Rights Commission provided representation on the board of the Center for Housing Counseling Training that conducts housing training counseling training and training to first time homebuyers in Fairfax County and is partially funded under the auspices of the Community Planning Collaborative on Homelessness.
12. The Human Rights Commission continued operation of its Fair Housing Task Force to obtain input and address concerns of the participants in the implementation of the County’s Fair Housing Plan.
13. The Fairfax County Board of Supervisors issued a proclamation declaring April 2005 as Fair Housing Month, which was presented to Commissioners, Fair Housing Task Force members and other attendees. The Human Rights Commission distributed information and held a reception thereafter. During Fair Housing Month, the Human Rights Commission distributed over 1000 pieces of information – brochures etc. through its display.
14. The Office of Human Rights created a new exempt position to engage in education and outreach efforts and to work on the testing program.

### **Enforcement Activities**

1. On December 22, 2004, The Human Rights Commission completed its first year of a three year interim agreement with the U.S. Department of Housing and Urban Development whereby the agency is designated as a Fair Housing Assistance Program that files and investigates complaints that are dual-filed with HUD. The Human Rights Commission has handled 16 dual-filed complaints since

commencement of the contract, with 12 of those originating with this office, and have closed 8 cases following a complete investigation.

2. The Human Rights Commission continued to file, investigate, and resolve fair housing complaints.
3. The Human Rights Commission's enforcement staff received training from HUD through its National Fair Housing Training Academy, with all investigatory staff attending and completing two one-week sessions. Commission staff also participated in training from the National Fair Housing Alliance, through its sales course and its Annual Conference seminars and case update.
4. The Human Rights Commission's investigatory staff received three days of mediation training from the Alternative Dispute Resolution staff of Fairfax County and the Fairfax County School System.
5. The Human Rights Commission worked through the Northern Virginia Regional Commission to expand the scope of work under the contract negotiated for a number of jurisdictions in the area to encompass a lending study.
6. The Human Rights Commission completed the first half of an on-going accessibility audit of multifamily housing in the county.
7. The Human Rights Commissioners received training regarding the role of the Commission and agency in affirmatively furthering fair housing in compliance with federal requirements for jurisdictions receiving federal funds under various federal programs administered by HUD.

C. Affordable Housing

**HUD Instructions: Evaluation of progress in meeting its specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households assisted during the reporting period and the number of households assisted with housing that meets the Section 215 definition of affordable housing for rental and homeownership. This summary of progress should include a comparison of actual accomplishments with proposed goals for the reporting period, efforts to address "worst-case needs," and the needs of persons with disabilities.**

In FY 2005, under Fairfax County's Consolidated Community Funding Pool, eight Affordable Housing projects and sixteen Targeted Public Services projects received CDBG funding. Forty-three units of affordable housing were acquired, constructed or rehabilitated by nonprofit organizations. An additional 95 homes for the elderly had minor rehabilitation and five homes received accessibility modifications. Through the sale and resale of Affordable Dwelling Units, 103 households became homeowners.

One hundred six households were provided transitional housing and five families were given assistance to move into permanent housing. For the County's CDBG activities as a whole, of all low and moderate income households receiving direct benefits, 2,917 were extremely low income; 2,014 were low income; and 1,191 were moderate income.

In the HOME program, the 15% of funds set-aside for nonprofit Community Housing Development Organizations (CHDOs) was programmed in Fiscal Year 2005 for the acquisition and preservation of affordable housing projects. During Fiscal Year 2005, \$362,394 of HOME funds were awarded to Homestretch, Inc. for the purchase of two 3-bedroom condominiums to be used as rental housing. Reston Interfaith Housing Corporation was awarded \$456,820 in HOME funding for the purchase of two 3-bedroom townhouses to be acquired, rehabilitated and rented to Housing Choice Voucher holders. Wesley Housing Development Corporation was awarded \$247,142 in HOME funding for the purchase of four 1-bedroom and two 2-bedroom units to be used as rental housing for seniors. Good Shepherd Housing was awarded \$242,202 in HOME funding for the purchase of two 2-bedroom and one 3-bedroom units to be used as rental housing.

Rental assistance was provided to 48 low-income households at two elderly housing developments. The balance of HOME funds is being used for neighborhood revitalization, fair housing programs, and FCRHA development projects, including the preservation and rehabilitation of affordable housing projects. A total of 10% of HOME fund was provided for the administration of the program.

Under the Fairfax County Affordable Dwelling Unit (ADU) ordinance, three new “for sale” projects were offered for sale in FY 2005. During this period, the total number of ADUs in the First-Time Homebuyers Program increased by 76 units to 1,114 units sold or offered for sale to first-time homebuyers. The income limit for this program is 70% of the MSA median income. Most of the homebuyers qualify as low or moderate income based on household size.

#### D. Continuum of Care Narrative

**HUD Instructions: Actions taken to address the needs of homeless persons and the special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families). This narrative should include a summary of actions taken during the program year to develop and implement a Continuum of Care strategy for the homeless, i.e. actions taken to prevent homelessness, to address the emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets), to help homeless persons make the transition to permanent housing and independent living. (This should include new Federal resources obtained during the year from the Continuum of Care Super NOFA to prevent homelessness, address emergency and transitional housing needs of homeless individuals and families, and to help homeless persons make the transition to permanent housing.)**

Families and individuals that become homeless are sheltered in the five full service 24-hour emergency shelters operated by community-based organizations under contract with the County. The County also operates a shelter for women who are victims of domestic violence, and a shelter for homeless youth is operated by a nonprofit agency. In addition to the regular shelter program, beds were available under the Emergency Cold Weather Policy in overflow space in four locations in the Fairfax-Falls Church community from November through March. In special circumstances,

homeless families with no other resources, who cannot be served in shelters, are housed temporarily in area hotels while waiting for space in shelters.

The County has continued to support applications seeking funding to develop or continue programs providing housing and services to low-income and homeless individuals and families. The HUD 2005 Continuum of Care (CoC) process was completed in June 2005. The Fairfax community submitted 32 applications for nearly \$4.66 million in HUD funds, including 31 one-year renewal projects and one new project for five years of rental assistance. The year 2005 is the ninth year that Fairfax has followed a collaborative community-driven planning process in determining the applications to be submitted to HUD. The restructured planning process implemented in 2004 continued to provide oversight to the Continuum of Care process, and the Council on Homelessness provided information and developed goals and objectives for the Homeless Section of the new five-year Consolidated Plan for FY 2006-2010. This new Community Planning Collaborative on Homelessness is a process designed to more effectively address longer-range resource issues and strategic planning initiatives to address and end homelessness.

#### E. Other Actions

**HUD Instructions: Other actions indicated in the strategic and action plans. These would include actions to address obstacles to meeting underserved needs, foster and maintain affordable housing, eliminate barriers to affordable housing, overcome gaps in institutional structures and enhance coordination, improve public housing and resident initiatives, evaluate and reduce lead based paint hazards, ensure compliance with program and comprehensive planning requirements, and reduce the number of persons living below the poverty level.**

Actions to foster and maintain affordable housing fall into several general categories, including efforts to preserve or retain existing assisted housing units, to support applications seeking funding to develop or continue programs for low-income families submitted by other entities, to improve Public Housing and resident initiatives, and to continue home improvement and repair programs. The support for grants and other funding applications addresses one of the major obstacles to underserved needs: the lack of adequate resources.

#### Preservation of Affordable Housing

The FY 2004 Action Plan (for the Quality Housing and Work Responsibility Act) identified two of the most prevalent barriers to production of affordable housing as the private market conditions that emphasize the production of high cost housing and the lack of adequate subsidies for low income renters in a high cost market. These same market conditions present a barrier to preservation of existing subsidized and affordable unsubsidized units by making conversion to upscale rentals or demolition and construction of more expensive units a more attractive alternative. More recently, the owners of the Woods of Fairfax project have elected to not renew their project-based Section 8 contract covering 35 units when it expires on August 31, 2005.

Project-based Section 8 assistance ended due to non-renewal of three contracts for 103 out of 163 units in two tax-exempt bond-financed projects in FY 1998 and FY 1999; the remaining units have a Section 8 contract expiring in 2005. Tenant-based Section 8 assistance was provided for 87 households of the 103 affected by the non-renewal. In addition, tenant-based Section 8 assistance was provided to 71 households out of 97 affected by two project-based Section 8 contracts which expired in FY 1999 in two former Section 236 projects and one contract that expired in FY 2001 and in a former 221(d) (3) project. In October 2001, Ashby of McLean opted out of its contract for Section 8 project-based assistance, and 51 families were issued tenant-based vouchers.

As a result of proffers made by developers, the County has monitored the provision of below-market rents for a set-aside number of units in several rental projects during the past decade. During the last few years, all of the set-aside agreements have expired, allowing these units to revert to market rate. The contract for 33 of these units in one development expired in May 1998; the contract for 35 units in another development expired in April 1999; and the contract for 12 expired in August 2002.

The County is also monitoring the status of projects providing affordable set-aside units under the FCRHA's tax-exempt bond financing program. The owner of one tax-exempt bond financed project that has fulfilled its ten-year affordability period, pursuant to IRS requirements, prepaid the bonds in FY 2002, thereby removing the rent and income restrictions on 55 set-aside units at Waterside Apartments. In addition, the owner of Kingsley Commons, another tax-exempt bond financed project, prepaid the bonds in FY 2003, however, the rent and income restrictions imposed on 81 set-aside units did not expire until May 2005. More recently, the owner of Mount Vernon Apartments, another tax-exempt bond financed project, prepaid the bonds in June 2005, thereby terminating the rent and income restrictions on 35 units.

Efforts to maintain existing affordable housing included use of CDBG funding for home repair programs, home improvement loans, and housing rehabilitation work carried out through contracts with nonprofit community-based housing providers. Through the County's Home Improvement Loan Program, CDBG loans in the amount of \$312,670 were made to ten low/moderate income households; an additional \$83,460 in loans were made with other funding sources. CDBG funds were also spent on home repairs for 95 elderly households through the Home Repair for the Elderly Program.

Additional affordable housing opportunities were made available to eligible County residents through the County's Homeownership Program. A total of 103 families became homeowners through sales and re-sales of Affordable Dwelling Units and the resale of former Moderate Income Direct Sales (MIDS) units under the First-Time Homebuyers Program.

#### Community Improvement Initiatives

While the aforementioned programs provide assistance to individual homeowners, the County has implemented an extensive Revitalization Program with multiple components. The Board of Supervisors has established Redevelopment Areas, Rehabilitation Districts, Conservation Areas, Community Improvement Areas, and Revitalization Areas as a means to accomplish capital improvements in various neighborhoods and communities across the County. Programs and products of this revitalization effort include the County Executive's Revitalization Initiatives, the Strengthening Neighborhoods and Building Communities method of service delivery, the Tax Abatement Program, the Spot Blight Abatement Program, the Capital Projects Maintenance Policy and Program, Consultant Market and Development Profile Studies, Comprehensive Plan Amendments through the Area Plan Review process, the Revitalization Loan Program, the Neighborhood Improvement Program and the Community Improvement Program.

Using CDBG funds, Fairfax County plans to promote the revitalization of older communities where disinvestment has affected the quality of life. To achieve this, partnering with private developers and investors is planned. To date, marketing materials have been developed, and staff has been in discussion with potential developers for possible use of CDBG funds in a qualifying Revitalization District.

During Fiscal Year 2005, marketing materials, including a new website, were developed as part of the process of implementing the Investing in Communities Program (ICP). The goal of ICP is to stimulate and leverage private sector investment to improve public infrastructure, promote new business development, and retain existing businesses to create jobs for community residents, reduce blight, enhance livability, and bolster the tax base.

Improvements continued in the County's Conservation Areas. Accomplishments included: Land acquisition is underway for Jefferson Manor Public Improvements Phase II-B; construction is underway for Fairhaven Public Improvements Phase VII; and land acquisition was completed in Huntington. In addition, the Allen Street Road Improvement Project was completed using EDI funds.

#### Support of Other Applications

The FCRHA application for 263 Section 8 vouchers under the 2000 Fair Share Application of Incremental Voucher Funding resulted in the receipt of 278 vouchers. During FY 2002, staff began leasing these vouchers.

The FCRHA applied for Mainstream housing vouchers in FY 2003 and 2004. It did not receive vouchers in the FY 2003 award and no word has yet been heard about its FY 2004 application as of September 30, 2004.

#### Public Housing Improvements and Resident Initiatives

Public housing improvements are implemented through the HUD Comprehensive Grant Program (CGP) based on a five-year capital needs plan. Improvements included replacement of kitchen cabinets, appliances and mechanical systems to four developments totaling 114 units.

Resident initiatives encompassed a wide range of activities and programs. Actions to promote economic self sufficiency and self-improvement included three homeownership seminars and continuation of a homeownership newsletter started by the Homeownership Unit of the Department of Housing and Community Development (HCD), referrals of Public Housing residents who are paying “flat rent” to the Homeownership Program and the Housing Choice Voucher (HCV) (formerly known as Section 8) Family Self-Sufficiency (FSS) program. A series of FSS orientation briefings were held and 21 HCV participating households submitted applications for admission to the FSS program. HCD employs “Management Aides” chosen from among the resident population within Fairfax County Redevelopment and Housing Authority properties. During the past fiscal year, Homeownership staff and Housing Choice Voucher staff at HCD successfully implemented the Section 8 Choice Voucher Homeownership Pilot Program, with 21 families purchasing units in the first phase of the pilot.

HCD also employed twelve (12) Management Aides at a standard hourly rate, which was approximately \$13 per hour (\$12.93). Residents selected to be Management Aides help organize events at properties, distribute notifications and newsletters, report property conditions and problems, and assist with security-related functions such as opening and closing community rooms or laundry facilities. Management Aides receive orientations and training sessions prior to assuming their duties and also benefit from periodic on-the-job instruction and professional in-service workshops to help advance their skills and improve future employment opportunities.

#### Overcoming Gaps in the Institutional Structure

Fairfax County is committed to enhancing the organizational capacity of community-based nonprofit organizations operating in the County. In FY 2005, Fairfax County continued its support of the Nonprofit Organizational Development Initiative. The focus of this initiative is to strengthen the capacity of community-based nonprofit organizations providing services to the residents of Fairfax County. Training and technical assistance were provided during FY 2005.

Fairfax County hosted the 2004 Northern Virginia Conference on Nonprofit Management in December 2004, which featured nearly 30 outstanding workshops, numerous exhibitors providing a wide array of products and services and peer exchange groups designed to help nonprofit organizations throughout the Northern Virginia region improve the quality of the services they provide.

#### F. Leveraging Resources



**HUD Instructions: Describe progress in obtaining “other” public and private resources that address needs identified in the plan. The report should also discuss how Federal resources made available from HUD leveraged “other” public and private resources, including how any matching requirements were satisfied.**

The programs described in the Consolidated Plan leverage substantial additional funding. In FY 2004, the nonprofit Affordable Housing and Targeted Public Services programs funded through the CDBG brought in an additional \$3,575,465 in support of those programs. In addition, over 2,677 volunteers were utilized to help those organizations provide services and assistance. For FY 2005, statistics will be available later in the year, but figures are expected to equal or exceed those of FY 2004. Many of these agencies and similar programs also receive funding through the County’s Consolidated Community Funding Pool, which included \$6,223,935 in local funds and \$557,709 in federal/State Community Services Block Grant funds for FY 2005. The Emergency Shelter Grant is utilized in support of the County’s five homeless shelters, which had a total local budget of over \$4.3 million in FY 2005.

The Fairfax-Falls Church community’s Continuum of Care applications to HUD for 2004 were awarded \$4,679,583 in HUD funds for one- to five-year grants. An additional \$1,477,562 in County, State, and Private resources is leveraged as match in these programs. Funding included the approval of a new Shelter Plus Care grant application and the one-year renewals of five other Shelter Plus Care projects. Seventeen Supportive Housing Program grants were each renewed for one year. The new Shelter Plus Care grant will provide five years of rental subsidy for twelve homeless individuals and the Shelter Plus Care grant renewals will provide continued permanent supportive housing for 56 adults. All Shelter Plus Care grants are now renewed annually by HUD after the initial five-year grant period. The Supportive Housing grants were also renewed for one year in accordance with HUD guidance in order to provide continued funding for currently existing services, including permanent supportive housing for 34 homeless individuals with mental illness or dual-diagnosis, eight safe haven beds for vulnerable homeless adults with serious mental illness, five units of transitional housing serving 11 single adults, 16 beds of transitional housing and treatment services for homeless individuals with substance abuse issues, and 143 units of transitional housing for homeless families.

#### G. Citizen Comments

**HUD Instructions: Provide a summary of citizen comments received in regard to the program.**

Following is a summary of citizen comments received in regard to the program:

Fairfax County’s Home Repair for the Elderly Program (HREP) received five (5) unsolicited letters and 82 solicited letters at the end of project completion from assisted residents with compliments for the County on its service or thanking the County. Following is a typical quote from a resident assisted by

the HREP: “The crew did a great job, very professional. They were very accommodating and thorough, got the job done in a timely manner. The program is a blessing to the elderly that are on a fixed income and can’t afford to have home repairs done.”

A number of comments were received from citizens affected by ongoing improvements in Conservation Areas, and the following is a summary of some of those comments:

1) Fairhaven Public Improvements

The seventh and final phase of road and storm drainage improvements in the Fairhaven Conservation Area was prepared for construction and the utility relocation work was done in FY 2004. Most of the citizen comments concerned utility relocation work and construction activities on individual properties. In general, the community was in support of the proposed improvements and anxious for the final project phase to be completed.

2) Jefferson Manor Public Improvements Project

One phase of road and storm drainage improvements was in land acquisition in the Jefferson Manor Conservation Area. Most of the citizen comments involved the location of the proposed improvements (including sidewalks, storm drainage structures, and utility relocation) and the impact of the proposed improvements on their individual properties. In general, the community was in support of the proposed improvements and anxious for the remaining project phases to be constructed.

## H. Self-Evaluation

**HUD Instructions:** The Consolidated Plan is a concept that is designed to enable officials and citizens to become more aware of the larger picture and the extent to which all related programs are effective in collectively solving neighborhood and community problems. Moving beyond the compilation of program outputs, there must be a focus on results that will allow a community to assess progress in meeting the priority needs and specific objectives identified in the strategic plan and action plan in order to help make the community’s vision of the future a reality.

The overall goal of the community planning and development programs included in the Consolidated Plan is to develop viable communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low and moderate income persons. An evaluation of accomplishments, as well as plans for the future should be developed with this overall statutory purpose in mind.

As grantees proceed through this process of self-evaluation, there are certain questions that may be considered. Are the activities and strategies making an impact on identified needs? What indicators would best describe the results? What barriers may have a negative impact on fulfilling the strategies and the overall vision? What is the status of grant programs? Are any activities or types of activities falling behind schedule? Are grant disbursements timely? Do actual expenditures differ substantially from letter of credit disbursements? Are major goals on target? And, based on the answers to these and other questions, what adjustments or improvements to strategies and activities might meet your needs more effectively?

The Proposed Action Plan for FY 2005 was considered by the CCFAC at its January, February and March 2004 meetings. In February 2004, the CCFAC approved the release of the draft plan for the formal public comment period.

The Proposed Action Plan for FY 2005 was circulated for review by citizens, service providers, and potential funding applicants during the 30-day formal public comment period, ending on March 14, 2004. It was the subject of a public hearing held by the Board of Supervisors on February 23, 2004. Following the public hearing and the completion of the public comment period, the Board of Supervisors approved the One-Year Action Plan for FY 2005 on April 26, 2004. The Board made the project funding awards in April 2004, as part of its adoption of the County's FY 2005 budget.

Consolidated Plan activities are making substantial impacts in Fairfax County. A critical need in the County continues to be in the area of affordable housing. Several activities were making an impact on this need, as explained in Section II, C, "Affordable Housing," of this document.

Revitalization is another area that the County has focused its attention on. Revitalization activities funded under the Consolidated Plan are in the early phases, however outcomes are being developed with positive impacts being projected for the revitalization of the County's older communities.

For the activities funded under Fairfax County's Consolidated Community Funding Pool (CCFP), of which a portion of the County's CDBG funds are a part, impacts are tracked by race/ethnic group, income levels and outcomes. FY 2005 statistics will be available later in the year, but the following highlights are noted for FY 2004 activities:

- Diversity in participants by race/ethnic group, with 32.4% of the participants being Hispanic, 22.5% being African American, 17% Asian/Pacific Islander, 15.6% White, 3.9% Middle Eastern and 8.6% being Other or not reported. (Statistics are based on Heads of Household data.)
- Of all participants, 65.8% were of Extremely Low income, Very Low income or Low/Moderate income. Following is a breakdown: 47.1% were of Extremely Low income, 11.5% of Very Low income, and 7.2% of Low/Moderate income.
- 24,294 individuals were linked to needed services and resources; 53,959 individuals had their emergency basic needs met; and 5,658 individuals had crises stabilized. (Figures represent some duplication.)
- For every \$1 provided through the CCFP, another \$4.01 in cash, donated goods, services, and volunteer time were leveraged by community-based organizations to support CCFP-funded projects. Over 22,000 persons provided more than 300,000 hours of volunteer services.

Fairfax County has met its CDBG and HOME expenditure and obligation rates and continues to closely monitor projects to expedite the use of funds.

### III. CDBG Narrative

#### A. Relationship of CDBG Funds to the Priorities, Needs, Goals, and Specific Objectives in the Consolidated Plan

**HUD Instructions:** Assess the relationship of the use of CDBG funds to the priorities, needs, goals, and specific objectives identified in the Consolidated Plan, including an analysis of the extent to which CDBG funds were distributed among different categories of housing needs identified in the Consolidated Plan. Special attention should be given to the highest priority activities identified and evaluation of the extent to which CDBG funds were used for activities that benefited low- and moderate-income persons.

For the FY 2005-2006 CCFP funding process, the CCFAC organized funding priorities according to five outcome areas that related to the priorities, needs, goals, and specific objectives identified in the Consolidated Plan. All CDBG-funded activities benefited low- and moderate-income persons.

#### **OUTCOME AREA FUNDING PRIORITIES**

**Outcome 1: People Find and Maintain Safe, Appropriate and Affordable Housing**

**Outcome 2: People Have the Skills and Supports They Need to Be Self-Sufficient**

**Outcome 3: Families and Individuals are Healthy, Stable and Independent**

**Outcome 4: Youth Make Safe, Responsible Decisions**

**Outcome 5: Families and Individuals Meet Their Basic Needs**

Eight projects administered by nonprofit organizations and a local government received Program Year 30 CDBG Affordable Housing Fund monies and identified outcomes in support of Funding Priority 1, People Find and Maintain Safe, Appropriate and Affordable Housing. In addition to projects shown below, outcomes were also accomplished under Priority 1 in the County's Home Improvement Loan Program and Home Repair for the Elderly Program.

ORGANIZATION	PROJECT TITLE	AH FUNDING
Chesterbrook Residences, Inc.	Chesterbrook Residences	\$250,000
Good Shepherd Housing and Family Services, Inc.	Mt. Vernon Village – Scattered Site Homes	\$150,000
Good Shepherd Housing and Family Services, Inc.	Homes for the Working Poor, Elderly, and Disabled	\$200,000

<b>ORGANIZATION</b>	<b>PROJECT TITLE</b>	<b>AH FUNDING</b>
Habitat for Humanity of Northern Virginia	Habitat Homes – Stevenson Street Condominiums	\$120,000
Homestretch, Inc.	Homestretch Affordable Permanent Housing Acquisition	\$100,000
Robert Pierre Johnson Housing Development Corporation	Affordable Rental Housing Program	\$189,095
Town of Herndon	Bilingual Housing Rehabilitation Specialist	\$74,350
Wesley Housing Development Corporation, Inc.	Springdale House	\$30,000

Sixteen projects administered by nonprofit organizations received CDBG Targeted Public Services fund monies.

<b>ORGANIZATION</b>	<b>PROJECT TITLE</b>	<b>TPS FUNDING</b>
Christian Relief Services	Homes for the Homeless	\$100,000
Ethiopian Community Development Council Enterprise Development Group	Micro Enterprise Development Program	\$75,800
Fairfax Area Christian Emergency & Transitional Services, Inc.	Homeless Intervention Services	\$110,500
Fairfax Area Christian Emergency & Transitional Services, Inc.	Family Enrichment Services	\$116,000
Good Shepherd Housing and Family Services, Inc.	Emergency Services – Keeping Families at Home	\$40,000
Homestretch, Inc.	Aggressive Dynamic Debt Reduction, Elimination, and Savings Strategies	\$20,000
Homestretch, Inc.	Homestretch Transitional Housing	\$260,000
Homestretch, Inc.	Homestretch English as a Second Language	\$33,000
Newcomer Community Service	Newcomer Self-Sufficiency	\$57,000

<b>ORGANIZATION</b>	<b>PROJECT TITLE</b>	<b>TPS FUNDING</b>
Center	Program	
Reston Interfaith, Inc.	Day Labor Project	\$42,610
Reston Interfaith, Inc.	Cedar Ridge Community Center Program	\$54,850
Robert Pierre Johnson Housing Development Corporation	Transitional Housing Program	\$31,402
Vienna Teen Center/Town of Vienna	Club Phoenix/Vienna Teen Center	\$20,000
Wesley Housing Development Corporation, Inc.	Coppermine Place Supportive Services Program	\$10,338
Western Fairfax Christian Ministries	Emergency Services Program	\$100,000
Western Fairfax Christian Ministries	Residential Assistance Program	\$25,000

All of the FY 2005 projects funded by CDBG provided services or activities that benefited low- and moderate-income persons, and addressed the outcome area funding priorities.

Outside of the CCFP process, the Fairfax County Redevelopment and Housing Authority (FCRHA), the largest expender of CDBG funds, undertook projects that positively impacted the community in the areas of affordable housing, revitalization, and public facilities. The activities included:

- The Fairfax County Homeownership Program where a total of 103 families became homeowners through sales and re-sales of Affordable Dwelling Units and the resale of former Moderate Income Direct Sales (MIDS) units under the First-Time Homebuyers Program.
- Promotion of the revitalization of older communities where disinvestment has affected the quality of life. Marketing materials were developed, and staff has been in discussion with potential developers for possible use of CDBG funds in a qualifying Revitalization District. In addition, an application was developed and proposals were received and are in the process of being reviewed as part of the process of implementing the Investing in Communities Program (ICP), the goal of which is to stimulate and leverage private sector investment to improve public infrastructure, promote new business development, and retain existing businesses.

- Continuation of improvements in the County's Conservation Areas of Bailey's, Fairhaven, Huntington, Jefferson Manor, and on Allen Street.
- Design and development work on Southgate Community Center, which is adjacent to two low and moderate income housing developments.

#### B. Changes in Program Objectives

**HUD Instructions:** Describe the nature of and reasons for any changes in program objectives and indications as to how the jurisdiction would change its programs as a result of its experience.

There were no changes in program objectives.

#### C. Efforts in Carrying Out Grantee's Certifications

**HUD Instructions:** Assess grantee efforts in carrying out the planned actions described in its action plan as part of the grantee's certifications that it is following a current HUD-approved Consolidated Plan. This should include a narrative analysis to show that the grantee: (1) pursued all resources that the grantee indicated it would pursue; (2) provided requested certifications of consistency for HUD programs, in a fair and impartial manner, for which the grantee indicated that it would support application by other entities; and (3) did not hinder Consolidated Plan implementation by action or willful inaction.

Fairfax County generally pursued the resources identified in the Consolidated Plan. The County was very successful in the Continuum of Care process, as discussed in the "Other Activities" section of this document.

#### D. Compliance with National Objectives

**HUD Instructions:** If grantee funds are not used exclusively for compliance with the national objectives, or if the grantee did not comply with the overall benefit certification, then narrative explanation must be included to address these issues. The narrative should address how the use of funds did not address national objectives and how future activities might change as a result of the current experience.

In Program Year 30, grantee funds were used exclusively for the two national objectives, and Fairfax County was in compliance with the overall benefit certification. The two national objectives are: (1) Activities benefiting low and moderate income persons and (2) Activities, which aid in the prevention or elimination of slums or blight.

#### E. Steps to Minimize Displacement from the CDBG-Assisted Activities and to Comply with the Uniform Relocation Act (URA) or Section 104(d):

**HUD Instructions:** If any activities specified for the program year involve acquisition, rehabilitation or demolition of occupied real property, a narrative must be submitted that identifies the activities and then describes (1) steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities; (2) steps taken to identify households, businesses, farms or requirements and to comply with the Uniform Relocation Act (URA) or section 104 (d) of the 1974 Community Development Act, as amended, and whether or not they were displaced, and what the nature of their needs and preferences; and (3) a description of the steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

1. Technical assistance and information was provided to sub-recipients involved in the relocation, acquisition, demolition or rehabilitation, conversion or demolition with CDBG, HOME, or Section 108 loans for the following project during PY 30:

Performed relocation reviews for 75 projects using HOME and CDBG funds.

2. Steps to Minimize Displacement – Consistent with the goals and objectives of activities assisted under the Uniform Act, the County through the FCRHA will take the following applicable steps to minimize the displacement of persons from their homes:
  - a. During the initial planning stages, each acquisition, rehabilitation and demolition is evaluated by HCD to determine the impact on persons occupying the project.
  - b. During the planning stages, consideration is given to the needs of the existing residents.
  - c. Rehabilitation of existing occupied structures is considered before demolition activity was undertaken.
  - d. Rehabilitation of structures is geared toward assisting present occupants of the project to remain in the project.
  - e. If necessary, enlargement of units to accommodate overcrowded project residents is considered during rehabilitation phases.
  - f. If possible, projects are planned so that replacement units are available at the time they are needed.
  - g. Whenever possible, vacant dwellings are selected for acquisition in place of occupied units.
  - h. When possible, projects are phased to reduce permanent displacement.
  - i. Residents are kept informed of projects and are re-surveyed by HCD periodically to determine changes in family composition and income.
  - j. If temporary relocations are necessary, priority consideration is given to onsite temporary moves.

#### F. Additional Narratives

##### 1. Economic Development

**HUD Instructions:** If during the program year there were economic development activities undertaken where jobs were made available to low- or moderate-income persons but were not taken by them, then the grantee must provide (1) a narrative of actions taken by the grantees and the businesses to ensure first consideration was or will be given to low/mod persons; and (2) a listing by job title of all the permanent jobs created/retained and those that were made available to low/mod persons. If any of the jobs claimed as being available to low/mod persons require special skill, work experience, or education, include a description of the steps being taken or that will be taken to provide such skills, experience, or education.

- Community Business Partnership (CBP) Small and Minority Business Loan Program



There were no jobs made available to low- or moderate-income persons that were not taken by them.

Following is a list of all the permanent jobs created/retained and those that were made available to low/mod persons during Program Year July 2004 – June 2005 under the CBP loan program:

Job Title: Owner (2 full-time positions, retained)

Made available to low/mod persons? Yes

If yes, special skills, work experience, education needed? Yes

If yes, steps taken or that will be taken to provide such skills, experience, education: Already possessed skills.

Job Title: Owner (full-time position, created)

Made available to low/mod persons? Yes

If yes, special skills, work experience, education needed? Yes

If yes, steps taken or that will be taken to provide such skills, experience, education: Already possessed skills.

Job Title: Owner (full-time position, retained)

Made available to low/mod persons? Yes

If yes, special skills, work experience, education needed? Yes

If yes, steps taken or that will be taken to provide such skills, experience, education: Already possessed skills.

Job Title: Owner (full-time position, retained)

Made available to low/mod persons? Yes

If yes, special skills, work experience, education needed? Yes

If yes, steps taken or that will be taken to provide such skills, experience, education: Already possessed skills.

Job Title: Office Manager (full-time position, retained)

Made available to low/mod persons? Yes

If yes, special skills, work experience, education needed? Yes

If yes, steps taken or that will be taken to provide such skills, experience, education: Already possessed skills.

Job Title: Dog Walkers (7 full-time equivalent positions, retained)

Made available to low/mod persons? Yes

If yes, special skills, work experience, education needed? Yes

If yes, steps taken or that will be taken to provide such skills, experience, education: Training given by owner.

## 2. Limited Clientele

**HUD Instructions: If the grantee undertook any activities during the program year which serve a limited clientele not falling within one of the categories of presumed limited clientele low- and moderate-income benefit, then the grantee must provide a narrative description as to how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.**

Fairfax County and its sub-recipients undertook activities serving a limited clientele of low and moderate income. This clientele either fell into the category of 1) presumed low and moderate income benefit, 2) the programs required information on family size and income to show that at least 51% of the clientele were persons not exceeding low and moderate income benefit limits, 3) the programs had income eligibility requirements which limited the activities exclusively to low and moderate income persons, or 4) the activities were of such nature or in such location that it may be concluded that the activities were serving clients of low and moderate income.

Regarding the latter type of activities, Fairfax Area Christian Emergency and Transitional Services, Inc. (FACETS) operated the Family Enrichment Series in locations where it may be concluded that the activity's clientele were primarily of low and moderate income. The activities were conducted at Robinson Square and Barros Circle, both of which are public housing complexes. Similarly, Reston Interfaith, Inc. operated the Cedar Ridge Community Center Program at the Cedar Ridge Apartments, which is assisted housing for low and moderate income persons.

### 3. Program Income

**HUD Instructions:** If activities were undertaken during the program year that generated program income to revolving funds; program income from float funded activities; income from the sale of real property; other loan repayments, prior period adjustments; loans outstanding or written off; parcels of CDBG-acquired property available for sale; or lump sum drawdown payments, then narrative information must be provided in accordance with provisions of CDBG Handbook No. 6510 2 Rev-2 pages 3-8 and 3-9, and exhibit 3b.

CDBG Program Income for Program Year 30 totaled \$853,501 primarily in income received from payoffs of loans received through the Home Improvement Loan Program.

### 4. Rehabilitation

**HUD Instructions:** For each type of rehabilitation program for which projects/units were reported as completed during the program year, provide a narrative description that identifies the type of program and the number of projects/units completed for each, the total CDBG funding involved in the program, and other public and private funds involved in the project.

#### a. Home Improvement Loan Program

A program administered by the Fairfax County Department of Housing and Community Development of low interest loans to low and moderate income residents for home repairs, including rehabilitation assistance and technical advice to loan recipients, as well as loan funds to supplement additional County and private funds. For Program Year 30 (Fiscal Year 2005), loan settlements were completed for fourteen (14) Home Improvement Loan Program projects, committing \$387,180 in rehabilitation contracts. These included \$312,670 in CDBG funds and \$83,460 in other public funds.

b. Blight Abatement Program

A program administered by HCD to eliminate blighted properties throughout the County using CDBG, County, and Section 108 Loan funds. The Blight Abatement Program addresses citizen concerns about specific properties that are abandoned, dilapidated or otherwise kept in an unsafe state. Under the Blight Abatement Program, property owners can apply for loans to aid in the demolition or renovation of blighted structures. CDBG funds have been allocated for the program, should they be needed for demolition or renovation. To date, other resources have been used in the efforts to eliminate blight. Thirty-nine (39) blighted properties were abated under the County's Blight Abatement Program, 64 properties were removed from the blighted property list through cooperative efforts with the property owners and 95 properties are under investigation.

c. Home Repair for the Elderly Program

A program administered by the Fairfax County Department of Housing and Community Development to provide labor and materials required for minor repairs to homes of low and moderate income elderly and/or disabled residents of the County. The program also makes accessibility modifications that allow disabled homeowners or family members to remain in their homes. Repairs were completed on 95 homes through the Home Repair for the Elderly Program. Funding sources for this program included \$210,590 in CDBG funds, and \$28,348 from the County General Fund.

d. Herndon Bilingual Rehabilitation Specialist Program

A program administered by the Town of Herndon, Virginia, in which a Rehabilitation Specialist/Community Organizer works predominantly with the limited-English speaking population residing in Herndon's older, moderately-priced residential communities to foster housing rehabilitation, modernization and maintenance, and to encourage greater community involvement in strengthening and improving these neighborhoods. Rehabilitation of 36 units under the program was completed in this program year. A total of \$74,350 in FY 2005 CDBG funds was committed for the Rehabilitation Specialist Program, with \$62,882 expended during the program year.

5. HUD-Approved Neighborhood Revitalization Strategies

**HUD Instructions: All grantees that have HUD-approved neighborhood revitalization strategies will report progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting annual progress.**

Not applicable.

#### IV. HOME Narrative

##### A. HOME Funds and Housing Needs Priorities

**HUD Instructions:** Submit an analysis of the extent to which HOME funds were distributed among different categories of housing needs identified in its approved Consolidated Plan.

Fairfax County has budgeted 22 HOME projects and has spent \$351,656 on three of these projects during this reporting period. All of the HOME funded projects addressed the Consolidated Plan goal of increasing or preserving the affordable housing stock for low-income persons in Fairfax County.

The following chart identifies these HOME projects and the priority housing needs category they addressed as stated in consolidated plan.

HOME Project	Housing Needs Priority
1. Homestretch (\$50,000)	Homeless Families (High Priority)
2. Elderly Rental Assistance (\$250,656)	Elderly Renter Households (Middle Priority)
3. Housing for Domestic Violence Victims (\$51,000)	Homeless Families (Middle Priority)

##### B. HOME Match Report

**HUD Instructions:** Submit a report on match contributions made using a separate HOME Match Report, HUD-4107-A for the period covered by the Consolidated Plan Program year and comply with consolidate Plan provisions to indicate resources from private and non-Federal resources. Although the requirement for matching contributions is based on the Federal Fiscal Year, the reporting is based on the PJ's program year and this report should be modified to indicate the PJ's program year.

See Attachment II.

##### C. HOME Report on Contracts and Subcontracts with MBEs and WBEs

**HUD Instructions:** Submit HOME Report on Contracts and Subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

See Attachment III.

##### D. Assessment of HOME-assisted Projects, Affirmative Marketing and Outreach

**HUD Instructions: Submit the results of on-site inspections of affordable rental housing assisted under HOME and an assessment of the HOME jurisdiction's affirmative marketing actions and outreach to minority- and women-owned businesses.**

Housing that is constructed or rehabilitated with HOME funds must meet all applicable local codes, rehabilitation standards, and ordinances at the time of project completion. Annual inspections of HOME-assisted rental housing are conducted to ensure that housing quality standards are maintained. Tenant income limits and rent limits for HOME projects are verified at the time of project completion. Income and rent limits are reviewed annually.

Vacant rental units are marketed in accordance with a written affirmative marketing plan. In the case of the County's homeownership program, available units are publicly advertised. Interested parties may request to be placed on a selection list. Names from the list are drawn by lottery and households are offered units in the order in which they are drawn until qualified buyers are located for all available units.

Minority and women-owned businesses are encouraged to participate in HOME projects. A small and minority business conference sponsored by Fairfax County is held periodically to explain the procurement process and encourage participation in contract bidding by minority and women-owned businesses. In addition, general contractors are encouraged to reach out to qualified minority and women subcontractors through advertising to increase the likelihood of participation by minority and women-owned businesses in the available contracts.

## **V. HOPWA Narrative**

### **A. Analysis of HOPWA Funds Distribution**

**HUD Instructions: An analysis of the extent to which HOPWA funds were distributed among different categories of housing needs identified in its approved Consolidated Plan.**

All HOPWA funds awarded (\$275,000) were expended on tenant-based rental assistance, as described in the Consolidated Plan, and a part-time staff person to administer the program. The subsidy is patterned after the Section 8 program.

### **B. Overview of Activities Carried Out**

**HUD Instructions: An overview of activities carried out, barriers encountered, actions in response to barriers, and recommendations for program improvement. For example, a grantee could describe difficulties that were encountered in implementing the program based on a review of residents' concerns and the actions taken to address those concerns. Recommendations for program improvements should include ideas for procedural, regulatory, and other changes and describe how such changes would benefit eligible persons and/or improve administrative efficiency. Grantees that select project sponsors also should address how grant management oversight of sponsor activities was undertaken, including how recipients of such assistance were chosen and what service provided.**

Current HOPWA participants continued to be supported with grant funds on a monthly basis with rental subsidy. Administration and management of the program were transferred to the nonprofit organization, Northern Virginia Family Service. New applicants were called in, interviewed, and determined either eligible or ineligible. They were brought onto the program in accordance with available funding. Because the funding is finite, its management can present problems in ascertaining the exact number of individuals and/or families to bring onto the program. The money must be spent by a given deadline, and yet it must not be overspent, for obvious reasons. “Juggling” these two constraints is a consideration.

With reference to difficulties encountered by applicants/participants, locating housing has been a paramount problem. In addition to a scarcity of suitable housing, those looking for housing encounter problems with landlords, especially with respect to poor credit standing of most eligible people. Additionally, landlords’ unfamiliarity with this particular program must be dealt with discretely due to its confidential nature. The County’s Department of Housing and Community Development continues to assist in every way possible.

A strong recommendation is that the manner in which the funding is managed be changed to reduce confusion and increasing monies available for much needed direct services. The program lacks full-time attention with the position funded being part-time. Some of the client needs are not being met. Fairfax County would like to expand the program and the number of clients served in the next few months, if proper funding becomes available.

#### C. Other Resources Used in Conjunction with HOPWA-Funded Activities

**HUD Instructions: Information on what other resources that were used in conjunction with HOPWA-funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations. If not already addressed in the general performance report narratives, HOPWA grantees also should indicate how activities were carried out in collaboration with related programs, including programs under the Ryan White CARE Act, AIDS Drugs Assistance Programs, Continuum of Care Homeless Assistance Programs, or other efforts that assist persons living with HIV/AIDS and their families.**

No other funds have been used in conjunction with Fairfax County HOPWA funds. Cooperation between other human service organizations is on going. HCD Section 8 conducts unit inspections without charge to the program. The value of this in-kind service is approximately \$3,000 annually. Regional planning takes place through the Northern Virginia Regional Commission, which administers the sub-allocation of HOPWA funds for projects and jurisdictions in Northern Virginia.

## VI. ESG Narrative

### A. Activities Supported with ESG Funds

**HUD Instructions: Description of the extent to which activities supported directly with ESG funds addressed homeless and homeless prevention goals, objectives, and priorities established in the Consolidated Plan, and if applicable, the Continuum of Care Plan.**

Fairfax County uses ESG funds to offset significant local expenditures to provide emergency shelter services for homeless families and individuals. Emergency shelter services are a key component of the Continuum of Care (COC) Plan in place within the County. Families at risk of homelessness, whose situation cannot be remedied through prevention efforts, gain access to emergency shelter and housing services through the Department of Systems/Coordinated Services Planning (CSP). CSP conducts an initial assessment and, if appropriate, refers the family to one of the three family shelters for a comprehensive intake. Shelter staff will arrange an alternative placement if shelters are full and no other temporary resources are available to the family. Single individuals access shelters through self-referral, as well as referrals from the community, professionals, and agencies participating in the COC system.

Fairfax County operates five full-service 24-hour emergency shelters with a combined bed capacity of 125 for homeless families and 136 for homeless single adults. Additional beds are made available in overflow space during the months of November through March under an Emergency Cold Weather Program. A total of 15 beds are available as year-round overflow without additional services.

Emergency Shelter programming includes assessment, comprehensive case management, referrals, and support services to assist in the transition to self-sufficiency. Support services include employment and training services, housing search/placement assistance, mental health and substance abuse treatment, financial management and life skills education, specialized services for children, medical care, and transportation.

**B. Funds Used to Meet Match Requirements of ESG Program**

**HUD Instructions: A description of the sources and amounts of funds used to meet the match requirements of the ESG program:**

The County's emergency shelter services are funded by the County's General Fund. In FY 2005 (July 1, 2004 – June 30, 2005), approximately \$4.3 million of local discretionary funding was expended on emergency shelter services, of which \$272,772 in ESG funds was used as a revenue offset.

**VII. Public Participation Requirements**

Comments on the Consolidated Annual Performance Report for Federal Fiscal Year 2004 are as follows: **Comments to be inserted**. A copy of the public notice as printed in a local newspaper is provided as Attachment VII. In addition, the draft Consolidated Annual Performance Report was posted on the Fairfax County government website.

## Public Participation in the Development of Funding Priorities for Nonprofit Programs:

There were many opportunities for citizen participation in the development of funding priorities for Federal Fiscal Year (FFY) 2004. The CCFAC held a public hearing in November 2003 on housing and community development and human services needs for FY 2004 and on Fairfax County's Consolidated Plan performance. At that time citizens had the opportunity to express their views on housing, community development, and community service needs and fair housing issues in the County, as well as comment on the County's community development performance. Eight speakers addressed the CCFAC at the public hearing. The Fairfax County Board of Supervisors held a public hearing on February 23, 2004 regarding the Proposed Consolidated Plan One-Year Action Plan for FY 2005. Three speakers addressed the Board at the public hearing. In addition, during the 30-day comment period ending March 14, 2004, three organizations submitted written comments.

### **VIII. Maps**

The attached maps show the location of site-specific projects for which CDBG, Section 108, and HOME funds were expended.

See Attachment VIII.

### **IX. Section 108 Accomplishments Report**

The attached report shows Section 108 Loan Program and Economic Development Initiative (EDI) accomplishments for FY 2004.

See Attachment IX.